



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

PO Box 120, Windham, New Hampshire 03087

**Article #3** Shall the Town of Windham, pursuant to authority provided under RSA 155-A:3 (I), adopt the following local amendments to the State Building Code:

1) Amend Section R106.2 of the 2009 International Residential Code as may be amended to insert the following new language:

“The site plan shall depict the existence and location of all public and private easements, as well as applicable setback lines from lot lines, wetlands and other features creating setbacks under the Windham Zoning Ordinance.”

Such that the entire section shall read:

The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and the distances from *lot lines*. The site plan shall depict the existence and location of all public and private easements, as well as applicable setback lines from lot lines, wetlands and other features creating setbacks under the Windham Zoning Ordinance. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirements for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

2) Amend Section R107.2.5 of the 2009 International Building Code as may be amended to insert the following new language:

“The site plan shall depict the existence and location of all public and private easements, as well as applicable setback lines from lot lines, wetlands and other features creating setbacks under the Windham Zoning Ordinance.”

Such that the entire section shall read:

The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finish grades and, as applicable, flood hazard areas, floodways and *design flood* elevations; and it shall be drawn in accordance with an accurate boundary line survey. The site plan shall depict the existence and location of all public and private easements, as well as applicable setback lines from lot lines, wetlands and other features creating setbacks under the Windham Zoning Ordinance. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirements for a site plan when the application for permit is for alteration or repair or when otherwise warranted.